

Pilford Heath Road, Wimborne BH21 2ND

Guide Price £895,000

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Property Summary

Situated along the sought-after and established residential address of Pilford Heath Road, this exceptional four-bedroom bespoke residence occupies a peaceful position within close proximity to the charming market town of Wimborne. This desirable location is renowned for its individual homes of distinction and offers both privacy and convenience.



Key Features

- Bespoke detached residence in a sought-after location
- Four double bedrooms, including principal suite with dressing area and ensuite
- Beautiful drawing room with feature fireplace and wood-burning stove
- Orangery with garden and countryside views
- Contemporary kitchen with integrated appliances and open-plan dining area
- Extensive landscaped gardens with sun terrace
- Detached, oversized double garage with planning for annexe conversion
- Secure gated driveway, carport and ample parking
- Peaceful yet convenient position near Wimborne town and local amenities



About the Property

This exceptional, bespoke residence provides thoughtfully designed accommodation arranged over two floors, offering both generous proportions and an abundance of natural light throughout.

The property is entered via an elegant reception hall, leading to a traditional ground floor layout which includes a stunning drawing room. Featuring a beautiful fireplace with a wood-burning stove and enjoying a dual aspect, this inviting space flows seamlessly into the orangery via French doors. The orangery serves as a delightful year-round living space, providing far-reaching, elevated views across the beautifully landscaped rear gardens.

The contemporary kitchen is both stylish and functional, complete with integrated appliances, and opens onto a breakfast/dining area. The dining room also features a charming fireplace with wood-burning stove, creating a welcoming heart to the home. Additional ground floor accommodation includes a utility room accessed directly from the kitchen, a study, and a cloakroom.

The first floor hosts four double bedrooms, with the impressive principal bedroom benefiting from a dressing area and a luxurious en-suite shower room.

Externally, the property is approached via double-opening electric security gates, leading to a private driveway which extends to the side of the house, providing access to the carport and the detached double garage.

The meticulously maintained, ornamental gardens are a particular highlight, offering mature planting and well-tended grounds which enjoy a high degree of privacy and seclusion, rarely found so close to local amenities. Elevated views over the gardens and neighbouring farmland can be enjoyed from the extensive sun terrace, accessible via bi-fold doors from the orangery.

The detached double garage is larger than average, offering double width and double length, and has already undergone partial conversion. Notable features include the addition of a conservatory, a shower room and a first-floor games room. Planning permission has been granted to further convert the garage to create two bedrooms with space for a kitchen and access to the conservatory.

Once completed, this would provide an exceptional, self-contained annexe – ideal for multi-generational living or offering significant potential as an income-producing investment.

Tenure: Share of Freehold

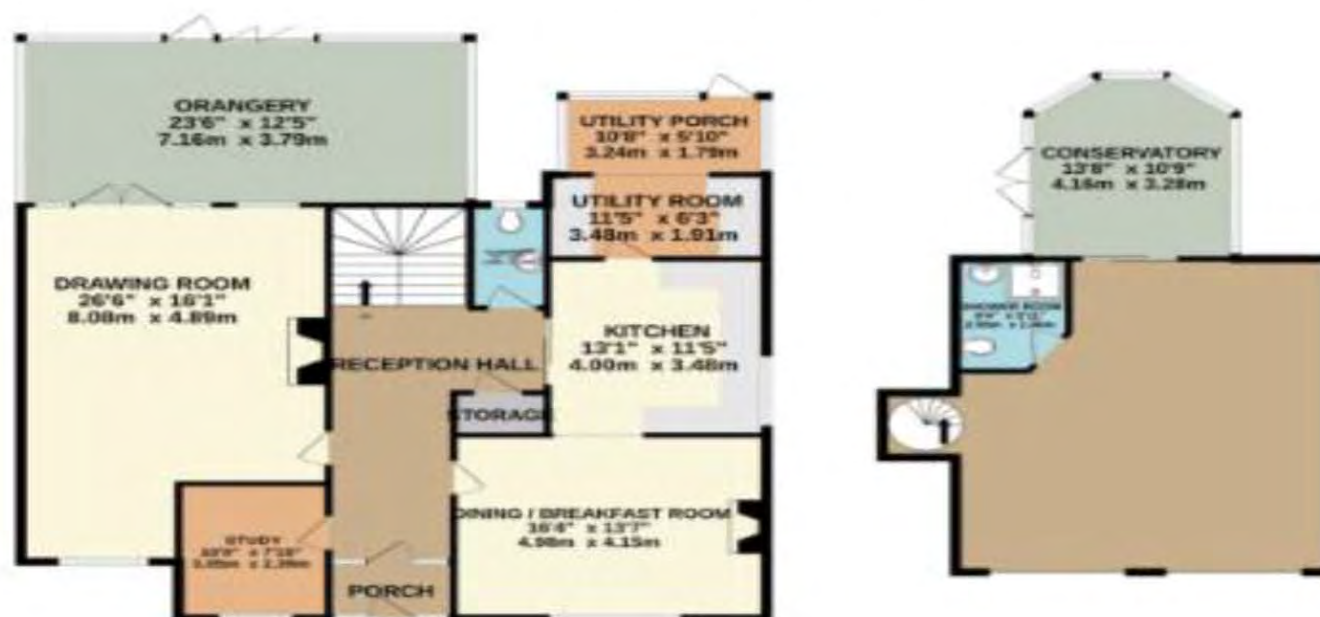
Council Tax Band: G (Dorset County Council)







GROUND FLOOR
2136 sq.ft. (198.5 sq.m.) approx.

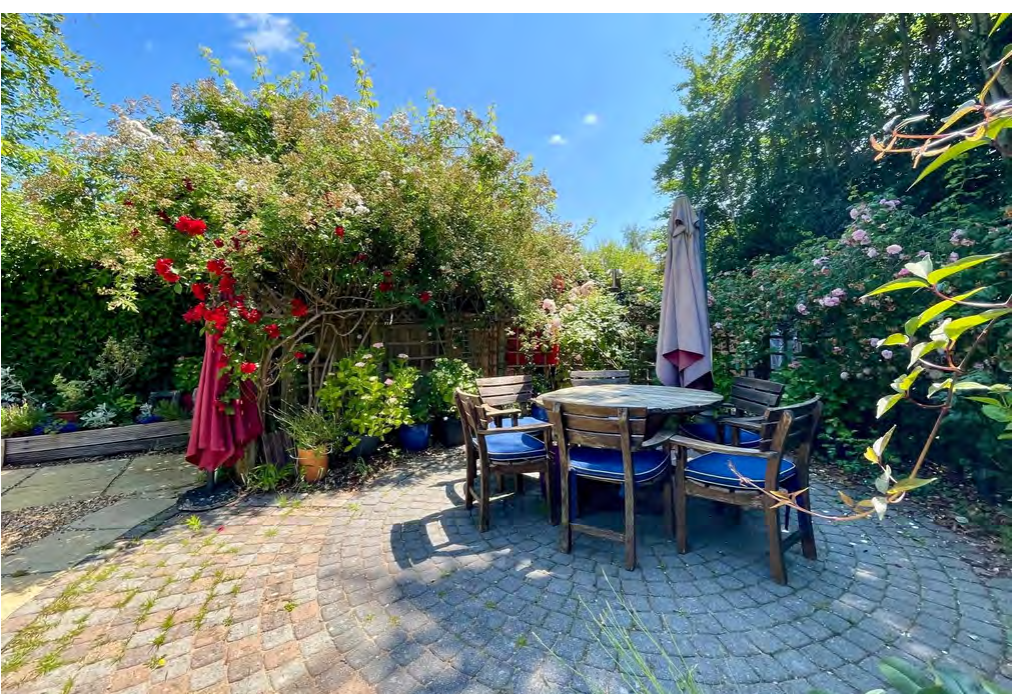


1ST FLOOR
1350 sq.ft. (125.4 sq.m.) approx.









About the Location

The property lies within the Colehill area of Wimborne, benefiting from local convenience stores and highly regarded schools.

The historic market town of Wimborne Minster is just a short distance away and is considered one of East Dorset's hidden gems, offering a rich history, independent shops, cafes, and restaurants. At the heart of the town stands the beautiful Wimborne Minster Church, while the town hosts a regular market and the popular annual Folk Festival, one of the largest celebrations of music and dance in the South of England.

The coastal towns of Bournemouth and Poole, with their award-winning beaches and vibrant amenities, are within easy reach, and excellent road links make this location ideal for commuters.

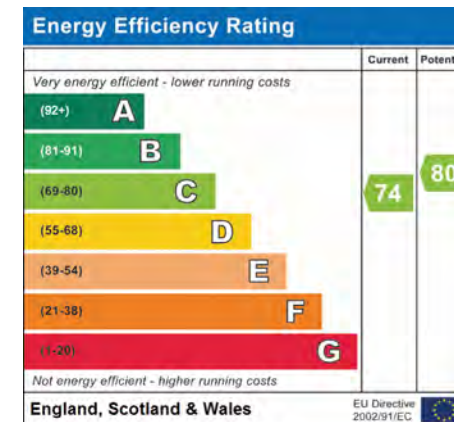
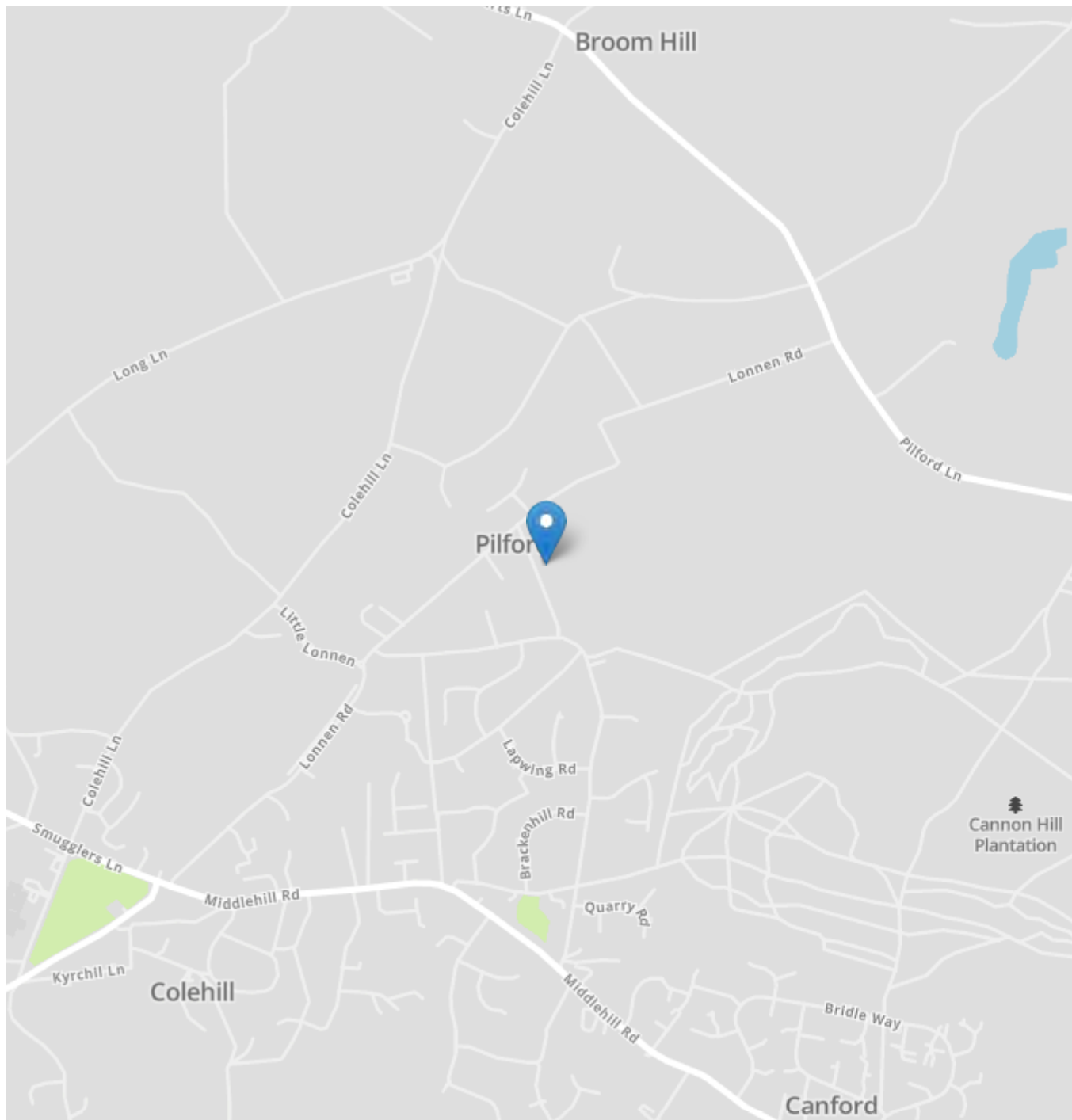


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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